

## Project Description

### Project goal:

Add more living space (2 more bedrooms and one full bathroom) for our family at our current house. (513 Anacapa Terrace. Sunnyvale CA)

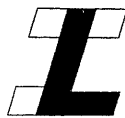
### Detail description

This house is a 2 floors building, living room, dining room kitchen family room are located at downstairs. Total 3 bedrooms and 2 full bathrooms are upstairs. The current living room is about 266 square feet (19X14), and it is 18 feet high, we are planning to build a 2<sup>nd</sup> floor at this area. So the new living room and dining room will be same size, but only 9 feet high. At upstairs, we will use this space to build 2 more bed rooms. The first one is 100 Sq ft, 8 feet high; the second bedroom will be 104 Sq ft and 8 feet high too.

~~Also we are planning to move the washer and dryer from upstairs to the garage. After this move the garage will have 18.5 feet long and 19 feet width.~~

We will combine the current space for washer/dryer with the current closet, and build another bathroom.

Please see more detail on the site plan and floor plan.



**LARU PROPERTY MANAGEMENT**  
MEETING THE NEEDS OF TODAY'S HOME OWNERS & INVESTORS

ATTACHMENT E  
Page 1 of 1

P. O. Box L • Menlo Park, California 94026-6213

Voice: 650-323-1229

E-mail: [laruprop@pacbell.net](mailto:laruprop@pacbell.net)

Fax: 650-329-8795

August 14, 2006

Weiran Feng  
Li Zhao  
513 Anacapa Terrace  
Sunnyvale, CA 94085

Subject:

Remodel of 513 Anacapa Terrace, Sunnyvale, CA  
Sunnyvale Planning Division File Number 2006-0670

Dear Members:

It has come to our attention that you are planning to remodel your home (Attachment 1).

Please be advised that per Heritage of Sunnyvale Declaration of Restrictions (CC&R's) Section 7.2 and its Architectural Rules, if the remodel alters the exterior appearance of the building, it must be reviewed and approved by the Architectural Committee (Attachment 2). The Rules also state that (1) the Board of Directors serves as the Architectural Committee and (2) the Committee has up to 30 days to review a project. However, the approval process may be extended beyond 30 days if additional information is requested to assure complete project definition.

If your remodel alters the exterior of your home, you must begin the approval process by submitting a complete set of plans to the Board for its review. For your convenience, Page 8 of the Rules is an "Application to Modify Property Exterior."

Please be advised that approval by the City does not guarantee approval by the Association. If the Association does not approve your proposed remodel, you will have to resubmit your plans to the City. In addition, all approvals must be obtained prior to the time that you begin construction.

Finally, please be advised that CC&R's Section 3.4 states that garage spaces shall be maintained at all times so as to allow parking of two vehicles. The CC&R's prohibits the conversion of any garage space into any use that would prevent its use as a parking space.

Should you have any questions on this matter, please do not hesitate to contact me.

Sincerely,

Ruth V. Roth

encl.

CC: Board of Directors